

Embden Planning Board – August 11, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, Bill Gassert and alternates Randy Caldwell and Aaron Crocker. Also present were CEO Terri Lamontagne; Kristine and Stuart Moody; Jeffery Lloyd; Bob Rapalus; Garrett Quinn; Aaron Blake; Jacob Boisvert; Randy Bubar; and Craig Bolia.

The Chairman asked Randy Caldwell to sit in place of Kelly Bragg.

Correspondence: None

Minutes were accepted as presented.

Garrett Quinn asked to address the Board concerning a proposed subdivision by his father, Colin Quinn to be located on the Fahi Pond Road and down the Eames Road and abutting Cranberry. This is approximately a 40-acre parcel. A 5-acre lot has been conveyed to an abutting landowner. There was a great deal of discussion about the ownership of Cranberry Drive as to whether they own to the middle of the “bulldozed” road or to the side of the “bulldozed” road. The Quinns were trying to locate the heirs of the Stapleford, the previous owners. There was also some discussion about a possible right of way to Fahi Pond. Mr. Quinn asked what the next step was and the Chairman advised him that they would need a completed application and sketch plan to start and that if they wanted to be on the agenda for the next Board meeting he would have to contact the CEO.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2849	Stuart Moody	To remove existing 14' x 60' mobile home; to emplace 14' x 62' mobile home; site review completed 08/08/22; Slipp Road; Tax Map 002, Lot 005-008	Ext. #1337 Int. #1362	\$25.00	#23307-1
2850	Jeffery Lloyd	After the Fact – to replace fire pit with 15' diameter patio surround; 25' HWM; site review completed 08/05/22; 146 Perkins Road; Tax Map 021, Lot 0010& 0010-001		\$25.00 \$400.00	#23326-1 Fine
2851	Lee Dezan	To construct 36' x 42' one story 22' high dwelling on concrete slab with 15' 6" x 6' porch on posts with attached 20' x 20' one story 16' high garage on concrete slab; site review completed 08/09/22; East Shore Road; Tax Map 034, Lot 054	Ext. #1866	\$25.00	#23197-1

2852	Robert Rapaulus	To replace existing wooden stairs with aluminum stairs; to replace existing decking boards with composite decking 25' HWM; DEP Permit by Rule has been received; site review completed 08/06/22; 52 Gilman Road; Tax Map 013, Lot 016		\$25.00	#23196-1
2853	Aaron Blake	To construct 32' x 24' 1 ½ story dwelling on existing foundation with 8' x 32' deck; 290' HWM; to construct 40' x 16' pole barn 15.5 high on gravel pad; site review completed 08/09/22; 768 Fahi Pond Road; Tax Map 35, Lot 006-001	Ext. #1429	\$25.00	#23332-1
2854	Paulette Michener	To construct 16' x 18' two story addition to existing dwelling on frost wall to continue roof to line of existing roof line; to be no high than existing roof line; to construct 12' x 20' deck on posts; to be no closer to water than existing camp; stairs to be on the north side of deck; site review completed 08/06/22; 1365 Embden Pond Road; Tax Map 024, Lot 006		\$25.00	#22344-1
2855	Craig Bolia	To construct 36' x 44' one story garage 27' high on concrete slab; site review completed 08/09/22; 57 Spring Hill Drive; Tax Map 010, Lot 020-008		\$25.00	#23337-1
2856	Paul Cote	To construct 24' x 24' one story 15' high garage on concrete slab; site review completed 08/08/22; Tax Map 002, Lot 009		\$25.00	#23314-1

Due to the late hour and applications remaining on the agenda it was voted to continue the meeting to August 17, 2022 at 7 p.m. as there is a special town meeting on August 18, 2022.

Present at the continuation meeting were Leo Mayo, Ann Bridges, William Gassertt and alternates Randy Caldwell and Aaron Crocker along with CEO Terri Lamontagne. The Chairman asked Randy Caldwell to sit in place of Kelly Bragg and Aaron Crocker to sit in place of Myles Durkin.

Next on the agenda was an application by Robert Johnson (398 East Shore Road; Tax Map 18, Lot 25; TR#23155-1 - \$25.00; site review completed 08/06/22) to replacing driveway retaining walls, sidewalk, patio and landscaping. After a review of the application, the Board members discussed the fact that they needed more information concerning the height and width of the retaining wall; length of the walkway; and the size and location of the patio. A motion was made and seconded to table any further action on the application until receipt of the required information. Three were in favor of the action and one Board member abstained.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2857	Robert Bardwell	After the Fact – to construct 12' x 16' high accessory building on concrete blocks; no further expansion is allowed; site review completed 08/06/22; 32 Winter Drive; Tax Map 19, Lot 003		\$25.00 \$400.00	#23302-1 Fine

The Chairman indicated that he had turned over a package of documents to the town's attorney concerning Cranberry Drive with reference to the proposed subdivision by the Quinns.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:37 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary